



FOR SALE BY PRIVATE TREATY

- Approximately 150.87 acres (61.05 ha)
- Level Permanent Pasture
- Mains & Natural Water Supply
- Suitable for a range of uses including agricultural, equestrian and amenity subject to planning
- Available as a whole or in separate lots

Land at Caldicot Moor

Rogiet, Caldicot

As a Whole - Offers in Excess of £1,200,000

Lot 1 – Offers in Excess of £380,000

Lot 2 – Offers in Excess of £260,000

Lot 3 – Offers in Excess of £560,000

An attractive block of level, fertile permanent pastureland extending in total to approximately 150.87 acres (61.05 ha) with gated access directly from Undy and Rogiet.

DESCRIPTION

A large block of level, fertile permanent pastureland extending in total to approximately 150.87 acres (61.05 ha). The land is classified as Grade 3b and currently used for livestock grazing. The land is bound by a combination of stock fencing and mature hedgerows with a network of drainage reens. The land benefits from gated access over cattle grids from Undy and Rogiet and with a natural water supply from the reens. There are mains water connections to field troughs in Lot 3. The southern boundary adjoins the seawall.

SITUATION

The land is located at Caldicot Moor just south of Rogiet (1.0 mile) within the County of Monmouthshire. The land benefits from reasonable transport links with convenient access to Undy (2.1 miles), Caldicot (2.7 miles) and Junction 23A of the M4 Motorway Network (3.9 miles).

SERVICES

The land benefits from a natural water supply from the reens whilst Lot 3 also has mains water connections to field troughs. There are no other mains service connections to the land. Purchasers are advised to make their own enquiries with the relevant providers with regards to any new connections.

DESIGNATIONS

The land is designated as an Area of Archaeological Sensitivity whilst part of the land in the south adjoining the seawall is located within the Gwent Levels – Magor and Undy Site of Special Scientific Interest (SSSI).

Purchasers are advised to make their own enquiries as to any additional designations which exist on the land.

BASIC PAYMENT SCHEME

The land is registered with the Welsh Government for the Basic Payment Scheme (BPS). Entitlements are available by separate negotiation. The land is not in any Agri/Environmental Schemes.

TENURE

Freehold with vacant possession upon completion.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTING & RESERVE

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The land is sold subject to any rights, benefits or incidents of tenure which affect it. There are electricity pylons situated on the land which we assume are subject to a wayleave agreement with National Grid Electricity Distribution.

The unmade stone roadway which runs the length of Caldicot Moor is maintained by the Moors Enclosure Committee comprising the various landowners of the moorland.

Part of Lot 2 is subject to an overage.

DIRECTIONS

From the B4245 at Undy turn south onto Church Road and continue over the railway bearing left at the triangle and right at the second triangle. Proceed until passing over a cattle grid onto Caldicot Moor (an unmade stone track) and turn right after 250m, then left after 700m. Continue straight where the access track to the first block is on the right after 400m, the entrance to the second block is on the right after a further 400m and the entrances to the third blocks are on the right after a further 200m and 550m.

When using the mobile application What3Words:/// rails.sometimes.blackmail (Lot 1), /// lurching.token.layered (Lot 2), /// blunders.takeovers.branded (Lot 3), /// evoke.restriction.dairy (Lot 3).

VIEWING

At any reasonable daylight hour with a set of sales particulars to hand and the usual courtesy shown to the owner/occupier. All interested parties should first contact the Agents David James to register their interest and intention to view. Please telephone the Magor Office on 01633 880220.

GUIDE PRICE

The land is available as a whole or in three separate lots:

As a Whole - Offers in Excess of £1,200,000.

Lot 1 – Offers in Excess of £380,000.

Lot 2 – Offers in Excess of £260,000.

Lot 3 – Offers in Excess of £560,000.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644 644

Ref: 7098

Date: January 2025



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.